

Doc. No. 4670

EXECUTIVE SESSION

MEMORANDUM

October 24, 1985

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: PATRICIA M. TWOHIG, REAL ESTATE OFFICER

SUBJECT: SOUTH END PROJECT - Establishment of Fair
Market Value - Certificate No. 92

Parcel No. S3B2C-15 13 Yarmouth Street

It is requested that you approve and certify the fair market value of the parcel listed on the attached certificate.

The parcel has been appraised by two qualified, independent fee appraisers. The appraisals have been reviewed by the Real Estate Officer in accordance with applicable state law, the Real Property Acquisition Policies Act of 1970, Public Law 91-646, and the Department of Housing and Urban Development policies and requirements.

The Real Estate Officer is of the opinion that the price of this parcel is a reasonable estimate of its fair market value.

The General Counsel has approved as to form.

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: ESTABLISHMENT OF FAIR MARKET VALUE IN
THE SOUTH END PROJECT AREA

WHEREAS, the governing body of the Authority (the Board) at a regular meeting on April 19, 1973, adopted a Resolution, entitled "Resolution of the Boston Redevelopment Authority Relative to the Establishment of Fair Market Value for Properties to be Acquired", and

WHEREAS, the parcel was appraised by at least two independent fee appraisers, was reviewed by staff appraisers, and the value recommended by the Real Estate Officer and the Chief General Counsel has approved as to form:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY: THAT, the Fair Market Value of the parcel listed below is hereby established:

<u>Parcel No.</u>	<u>Owner</u>	<u>Address</u>	<u>Price</u>
S3B2C-15	Oliver W. Johnson	13 Yarmouth St.	\$390,000

Title to each parcel, when acquired, is to be in fee simple, free and clear of all reservations, encumbrances, and other exceptions to title, except:

1. Liens for any taxes that are not payable at the time of vesting title in the Local Public Agency;
2. Easements or other outstanding interests that have been designated as parcels to be acquired separately;

3. Easements or other interests that under the Urban Renewal Plan are not to be acquired;
4. Reservation of interests or rights, if any, in the former owner, if authorized and in accordance with Department of Housing and Urban Development policies and regulations.

None of the parcels covered by this request is now owned, nor was owned at any time after the Local Public Agency filed its first application for Federal assistance for, or Federal concurrence in, the Project, by (a) the Local Public Agency, (b) a member of its governing body, (c) an officer or employee of the Local Public Agency who exercises a responsible function in carrying out the Project, (d) the local government, (e) the Federal Government, or (f) a public entity or nonprofit institution which acquired the property from the Federal Government for a nominal consideration at a discounted price.

(x) No exceptions

() Except the following parcels

COMMENTS

Certificate No. 92

PROJECT SOUTH END

PARCEL NO. S3B2C-15 LAND AREA 2205 S.F.

ADDRESS 13 Yarmouth Street

Appraiser

Assessment \$ 78,800
First Appraisal 390,000
Second Appraisal 350,000
Rec. Max. Acq. Price \$390,000

D. Cary
H. Kelley

This parcel is a four-story, red brick, structure. It contains three dwelling units and a beauty shop.

Mr. Cary has utilized the Income Approach and the Market Data Approach to reach his opinion of value. Since the value reached by the Income approach is considerably below the value reached by the Market Data, he has concluded that the highest and best use is for sale for condominiums.

He has utilized sales of five properties in the immediate area--three of which took place in the last few months, and two under agreement to be consummated in the near future. The prices of these parcels ranged from \$105 to \$126 a square foot of building.

He adjusted the comparables for location and size and reached the conclusion that the subject was worth \$100 a square foot or \$390,000. Since the sales all took place within a few months, there was no adjustment for time.

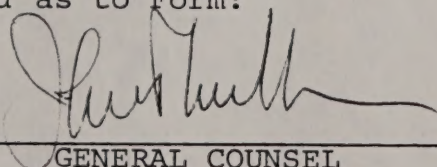
Mr. Kelley also considered the highest and best use of the parcel to be conversion to condominiums. He gave no weight to the Income Approach but relied on the Comparable Sales Approach. He utilized three sales in the same area which sold for \$90 to \$110 a square foot of building.

He adjusted the three comparable sales for style and condition, and came to the conclusion the subject had a value of \$350,000, equal to \$90 a square foot of building.

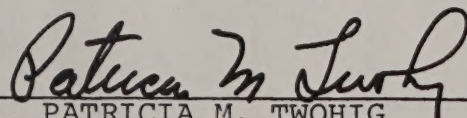
Both of the appraisers describe the subject building as being in very good condition.

Considering the good condition of the building, the strong demand of condominiums in the area, the fact that the comparables used by both appraisers ranged from \$90 to \$126 a square foot of building, this review appraiser considers that a price of \$390,000, equal to \$100 a square foot of building, represents fair market value.

Approved as to Form:



GENERAL COUNSEL



PATRICIA M. TWOHIG
REAL ESTATE OFFICER

